



AGENDA ITEM: 03

TRUCKEE TAHOE AIRPORT DISTRICT BOARD OF DIRECTORS STAFF REPORT

AGENDA TITLE: TTSA Lease Amendment - Camping

MEETING DATE: Wednesday, April 23, 2025

PREPARED BY: Jeff Menasco, Director of Aviation

RECOMMENDED ACTION:

Approve the Truckee Tahoe Soaring Association (TTSA) Lease Amendment to authorize camping.

DISCUSSION:

This action item was introduced at last month's meeting, during which the Board raised several questions. The responses provided below have been reviewed and agreed upon by TTSA and are now reflected in the Lease Amendment.

Lease Amendment:

- This "First Amendment" is only for the summer soaring season of 2025 (May 15 - Oct 15).
- First Amendment may be terminated by TTAD at will with 30-day notice.

Camping Areas:

- Two designated camping areas, each measuring 300' x 70' (totaling 0.91 acres).
- 8 reasonably placed campsites located in the northern section.
- 9 reasonably placed campsites located in the southern section.
- An additional porta-potty will be placed in the camping area.
- All sites accommodate both RVs and tents.
- No open fires or grills permitted.
- Limit of 2 vehicles per site.
- Max RV length is 33 feet.
- Max of 8 people per site.
- Sites will be marked.

Employees and Volunteers:

- TTSA will classify W2 personnel as "employees."
- TTSA defines "volunteers" as Board members.
- TTSA will provide TTAD with an approved list of volunteers and employees.
- Volunteers and employees are exempt from the standard length-of-stay limitations.

Glider Patrons:

- Camping stays are limited to two weeks.
- Patrons must be actively soaring during each week of their stay.

Additional Notes:

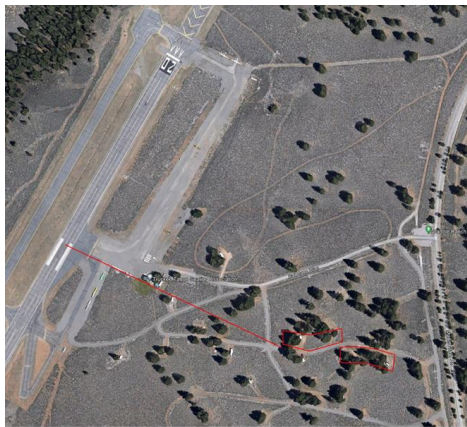
- Seasonal portable building is scheduled for delivery on May 1, 2025.
- TTAD has contracted electrical work to provide power to the portable building.
- TTSA is hiring a contractor to upgrade the well water system to meet code requirements.
- As stated in the current 3-year lease (Section 9.5), TTSA is responsible for all utility costs.

FISCAL IMPACT:

Projected increase in lease revenue: \$1,470 (starting in 2025).

PUBLIC COMMUNICATIONS:

No active public outreach is planned regarding this lease addendum.

PROPOSED LEASED AREA:**Exhibit A****Campground Area**

SAMPLE MOTION(S): I move to (approve, deny) the TTSA Lease Addendum for the 2025 TTSA operating season.

ATTACHMENTS:

A: First amendment to Aeronautical Lease Agreement TTSA

B: Photos of each camp site

C: Current Aeronautical Lease Agreement TTSA